



Apartment 14, Cathedral Heights, Chichester Road

Bracebridge Heath, Lincoln, Lincolnshire, LN4 2FE

£170,000

2 Bedroom Flat

- Freehold
- First Floor Apartment
- Single Garage
- Two Double Bedrooms
- Open Plan Kitchen Living Dining Area
- Modern 4 Piece Family Bathroom
- Secure Gated Development
- Highly Sought After Village Location
- EPC Rating - B, Council Tax Band - C

[Click here to access the Energy Performance Certificate for Apartment 14, Cathedral Heights, Chichester Road, Bracebridge Heath, Lincoln, Lincolnshire, LN4 2FE](#)



Overview

Pygott and Crone are pleased to offer this first-floor apartment, set within the exclusive Cathedral Heights gated development in the desirable village of Bracebridge Heath. The property further benefits from its own single garage.

The apartment features well-planned accommodation, including an entrance hall with a spacious storage cupboard, and an impressive open-plan living, dining, and kitchen area with a bay window and Juliet balcony. There is a stylish, updated four-piece bathroom comprising a bath and separate large walk-in shower. The property offers two double bedrooms, with the principal bedroom enjoying a built-in wardrobe and a second Juliet balcony.



Externally, the development is accessed via secure electric gates with an intercom system. Visitor parking is available, as well as beautifully maintained communal gardens and a central courtyard. The property also includes a garage situated in a nearby block, along with the added benefits of secure entry and ample visitor parking.

Early viewing is highly recommended to fully appreciate the size, quality, and location this impressive apartment has to offer.

Property ownership information:

Ground rent review period: Every 1 year - approx. £10 yearly

Service charge review period: Every 1 year - approx. £2,371 yearly

Lease end date: 21/03/3002

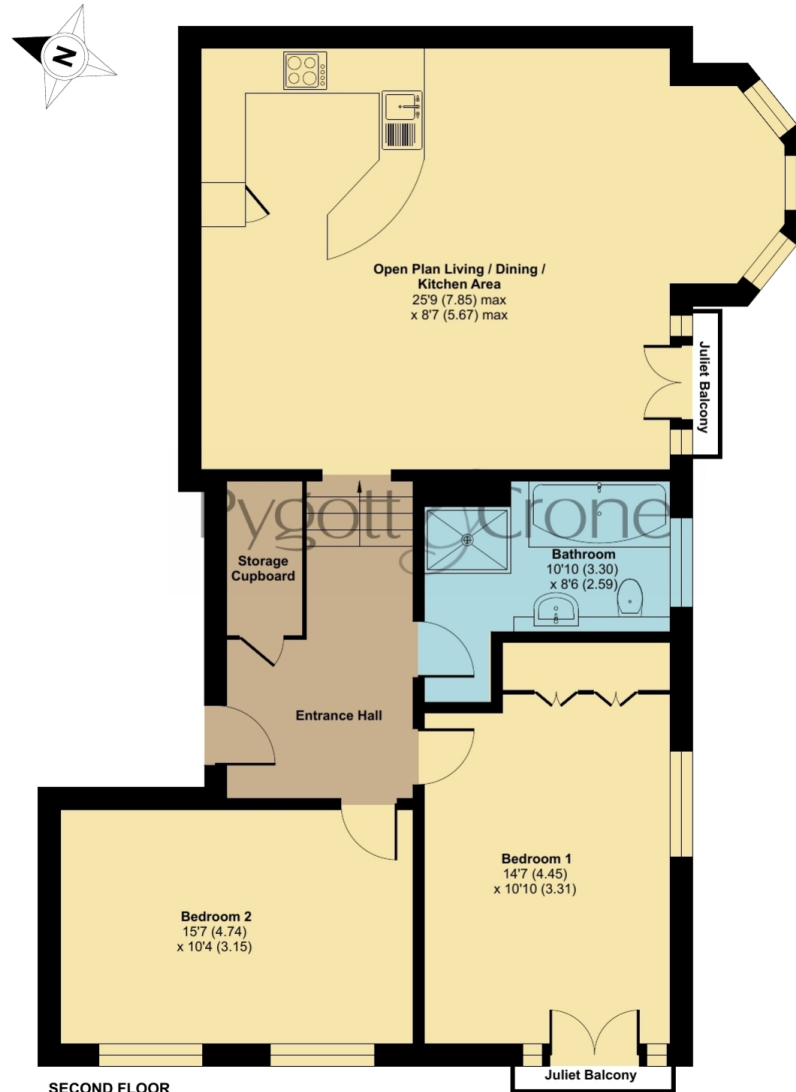




Chichester Road, Bracebridge Heath, Lincoln, LN4

Approximate Area = 996 sq ft / 92.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1480065



Location



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is on the market with our Lincoln branch

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